

**Date: March 28, 2025**

**ADDENDUM No. 1:**

**REQUEST FOR PROPOSALS (RFP)  
TO PROVIDE ARCHITECTURAL DESIGN SERVICES  
FOR GREATER LOS ANGELES COUNTY VECTOR CONTROL  
DISTRICT  
PACOIMA FACILITY TENANT IMPROVEMENTS  
IN THE CITY OF PACOIMA, CALIFORNIA**

Questions and Answers for Clarification as of March 29, 2025

Each proposer shall acknowledge receipt of this Addendum on their RFP.

1. Is there an anticipated timeline /critical path from Notice to Proceed to Occupancy?

**Answer: Anticipated RFP NTP May 2025, Anticipated Occupancy October 2026.**

2. Was circulation area/square footage taken into consideration within each of the “minimum needs” of the special requirements outlined in Attachment D?

**Answer: Yes**

3. We believe and recommend an elevator should be part of your spatial program. Can a separate fee and scope be provided as an add-alternate? Additional floor area will be required for this adding to the District short fall of available square footage.

**Answer: Yes, provide as an ADD/ALT.**

4. May fee “ranges” be submitted for Task 2 and 3? This is due to the fact currently it is impossible to ascertain a specific scope of work for these Tasks. This is in response to the fact that Attachment D provides your program/wish list in spatial requirements but is it unsure at this time the depth and breadth of what ...”spaces will be upgrade, modernized, or repurposed and some area will be new” along with what areas will be to be demolished and rebuilt for other uses. In other words, until Task 2c is completed and spatial needs and adjacencies are determined yielding an approved concept floor plan, the scope of work will yet to have been defined to provide a fixed fee to work from at this time. Task 3 fee will be dependent on the outcome of Task 2 wherein providing a fee range for Task 3 at this time

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would be most appropriate. A proposer would prefer not to be disqualified by proposing fee ranges.

**Answer: Fee ranges are acceptable.**

5. Has an internal initial construction budget been developed?

**Answer: \$1.3M for construction**

6. Has a spatial/use adjacency chart been internally developed?

**Answer: No, the adjacency chart was not developed but can be part of the design.**

7. Has a preliminary review been done to confirm/determine that adequate existing power exists for the proposed improvements, uses and occupancies?

**Answer: Review was completed and there is adequate capacity for proposed improvements and to spare.**

8. During construction, will review of the contractors Payment Application, Change Order Requests and Change Orders processing and approvals, punch list development along with bi-weekly meeting minutes be part of the Architect's scope of work?

**Answer: Except for punch-list development, the District will have a Construction Manager in place for the remaining identified services.**

9. Is it the intent of the District to have the Architect engage a soils engineer and/or civil engineer (e.g. outdoor wash racks /clarifier etc.) or will the District retain them directly.

**Answer: Architect shall engage engineers as required.**

10. What level of Communications Recording Studio is envisioned. TV quality, digital on-site filming, production editing?

**Answer: Intent is a sound-controlled environment for green screen backdrop with lighting and sound control (sound panels/privacy wall insulation).**

11. Was the second-floor space permitted as a second floor or as a mezzanine?

**Answer: Assume second floor permitted as a second floor, to be verified.**

12. Are any of the stored pesticides classified as hazardous materials wherein a higher level of containment/storage and exhaust could be required?

**Answer: Locking storage and temperature control required. Pesticides used are caution only.**

13. Is there any additional information on the water recycling unit.

**Answer: Multi-stage clarifying unit associated with wash bays. The District is researching units.**

14. Indoor parking is limited to smaller box trucks, typical services vehicles, and not heavier equipment trucks/vehicles.

**Answer: Yes, limited to smaller box trucks. An RV is stored occasionally.**

15. Is the current facility ADA compliant now?

**Answer: Unknown, assume no.**

16. What version of AutoCAD is the District working with?

**Answer: Currently none.**

17. How long do the project records need to be made available for District Audits?

**Answer: District audits annually. Document transfer acceptable. Document retention request of 7 years.**

18. We would submit for the District's consideration that in the Districts Standard Agreement that in Section 8B the sentences "...Consultant shall defend the indemnitees in any action or actions filed in connections with any Claim with counsel of the indemnitees choice and shall pay all costs and expenses including all attorney's fees and experts costs actually incurred in connection with such defense."...be removed . Additionally add to the next following sentences ending with "...in connection therewith ." ....as determined by a court of law or arbitration.

**Answer: District sample cannot be altered without legal counsel. Revisions to be determined prior to contract negotiation.**

19. Is the building sprinklered?

**Answer: Yes**

20. Does the underlying zone LAMR-1 allow for all the intended uses.

**Answer: District acquired a LAMR-1 zoning exemption.**

21. Does the laboratory require specialized air filtration criteria for chemicals used, ...malathion, clothianidin??

**Answer: Air filtration will require fume hoods to meet Bio-Safety Level 1 standards.**

22. If live specimens are used are special containment or environmental methods required?

**Answer: Insectary space to have temperature and humidity controls. Will consider negative air pressure control.**

23. What are the categories of vector control that be will part of the facility's program...e.g. biological, chemical, environmental or mechanical?

**Answer: Yes, biological, chemical, environmental or mechanical categories.**

24. Showers are assumed to be in the locker rooms.

**Answer: Separate unisex shower/change areas preferred. Could be located between men's and women's lockers rooms.**

25. Is the kitchen strictly warming (pre-packaged) with no food preparation?

**Answer: Include utilities for a stove/oven, exhaust fan, dishwasher and warming.**

26. What other regulatory agency processing/approvals are anticipated other than the normal (building and safety, planning, public works, engineering, fire, industrial waste, etc.), permitting departments.. We envision processing the project also thru the health department, hazardous waste, fire AQMD. Will there be Federal oversight with CDC and or EPSCA (Environmental Protection Agency) based on the facility's operations. Will state level oversight be required Mosquito and Vector Control Association of Calif, Calif State Water resources Control Board (pesticides discharge to US waters) or NPDES, etc.??

**Answer: It is not anticipated that any additional agency review/oversite/approvals is required beyond those listed (if required). The District is a member of the Mosquito and Vector Control Association of Calif. An NPDES permit is in place.**

**END OF ADDENDUM NO. 1**